

New construction on Waverly Golf Course site could begin by spring

[Rachel Greco](#), Lansing State Journal Published 10:00 p.m. ET Nov. 5, 2019

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LANSING TWP. - It could take a decade to completely redevelop the former Waverly Golf Course, but residents can expect to see demolition of buildings on the 120-acre site within the next month.

The golf course closed 12 years ago. Today "no trespassing" signs can be found on the fence at its borders along Michigan Avenue and West Saginaw Highway. The property is empty, save for a few run-down, buildings, including a former clubhouse and maintenance office.

Eventually, WestPark, the proposed mixed-use development slated for the property, could include restaurants, gas stations, a convenience store, apartments, townhomes, houses and a senior living community, said Jay Barnes, vice president of development for Northern Capital Investments.

The Florida company bought the land from the city of Lansing for \$2.2 million [last fall](#), but Barnes said plans detailed on Northern Capital Investments' website won't be realized quickly.

"When we made the decision to pursue the project, in our minds it was a 10-year project to build out, but we're confident there will be steady development in the next few years," Barnes said.

Work will start in the next month, Barnes said, when structures on the property are demolished.

Commercial, housing planned for land

Officials in Lansing Township, where the property is located, approved rezoning of the land for a planned development in June of 2018, said Lansing Township Planner Brad Beck.

No site plans for the land's development have been submitted, Beck said.

According to Northern Capital Investments' website, WestPark offers a total of 27 acres for commercial use and another 84 acres for housing.

"WestPark provides an opportunity for community development in an unparalleled setting with rolling green terrain and natural preserves across 120 acres with frontage on three main thoroughfares," states a flyer for the project on the company's website.

Up to nine acres at the site will be developed into a park, Barnes said.

The property offers good proximity to "some of the best retail available today," he said, at a location where the traffic counts are high.

"We actually approached the city of Lansing about it when it was still an operating golf course," Barnes said. "Our interest was based on future opportunity, and not necessarily because we wanted to do something immediately."

Timeline dependent on the market

No tenants have been confirmed for the development, Barnes said, but Northern Capital Investments has had "modest success" in marketing it. The company has no concerns about the project moving forward, he said.

"We've had a lot of interest for uses on each end of the project, particularly on the commercial side," Barnes said.

Commercial tenants could include fast casual or upscale dining restaurants, he said, and service-oriented businesses like gas stations, convenience stores and car washes.

"At the end of the day, I don't see us getting a grocer, but you never know," Barnes said.

Plans also allow for multi-family and single-family housing, along with a senior living community, Barnes said.

The timeline of the property's development is "dependent on the market," Barnes said.

Construction on the site could start next spring or summer, he said.